

WARRANTY DEED
JOINT TENANCY

032984

Know all Men by these Presents,

58-11
#2695
TRANSFER
TAX
PAID

That we, Wayne R. Leach and Pauline F. Leach of Winslow, County of Kennebec and State of Maine, in consideration of One Hundred Dollars and other valuable consideration paid by Robert R. Messer and Norma M. Messer of Waterville, County of Kennebec and State of Maine, whose mailing address is 13 High Street, Waterville, Maine 04901, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Robert R. Messer and Norma M. Messer as joint tenants and not as tenants in common, their heirs and assigns forever,

a certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:

Beginning at a granite post set in the ground at the southwest corner of land now or formerly of one Lewis, in the north line of High Street, so-called; thence westerly in the north line of High Street a distance of four rods; thence northerly at right angles with said High Street a distance of one hundred (100) feet; thence easterly and parallel with said High Street a distance of four rods to the northwest corner of land now or formerly of said Lewis; thence southerly along the west line of said Lewis land a distance of one hundred (100) feet to the point of beginning.

Meaning and intending to convey the same premises as granted to Wayne R. Leach and Pauline F. Leach by warranty deed of Dana G. Marshall, dated January 20, 1986 and recorded in the Kennebec County Registry of Deeds, Book 2904, Pages 330 and 331.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Robert R. Messer and Norma M. Messer as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

AND we do COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances except two (2) mortgage and security agreements with Peoples Heritage Bank of Portland, Maine whose mailing address is P.O. Box 5022, Portland, ME 04104-5022, which said mortgage and security agreements are to be paid and satisfied of even date with this transfer and deed by the herein Grantors,

that we have good right to sell and convey the same premises to the said Grantees to hold as aforesaid; and that we and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

(2)

IN WITNESS WHEREOF, we, the said Wayne R. Leach and Pauline F. Leach, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights to the above-described premises, have hereunto set our hands and seals this 18th day of November, A.D. 1992.

Signed, Sealed and Delivered
in the presence of

Stephen F. Dubord

Wayne R. Leach
Wayne R. Leach

Pauline F. Leach
Pauline F. Leach

STATE OF MAINE
COUNTY OF KENNEBEC, SS.

November 18, 1992

Personally appeared the above named Wayne R. Leach and Pauline F. Leach and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Stephen F. Dubord

Stephen F. Dubord
Notary Public Attorney At Law
My Commission Expires
September 4, 1994



RECEIVED KENNEBEC SS.

1992 NOV 30 AM 9:00

ATTEST: Theresa B. Munn
REGISTER OF DEEDS